131.0	0003	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,050,000	/	1,050,000
USE VALUE:	1,050,000	/	1,050,000
ASSESSED:	1,050,000	/	1,050,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANSTROOM DANIEL &
Owner 2:	DAHLSTROM JULIE ANN
Owner 3:	
Street 1:	12 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LINSKEY CHARLES R/ESTATE -
Owner 2:	-
Street 1:	12 NORFOLK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 1969 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	450,900	5,100	594,000	1,050,000
Total Card	0.184	450,900	5,100	594,000	1,050,000
Total Parcel	0.184	450,900	5,100	594,000	1,050,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.24 | /Parcel: 533.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	84553
GIS Ref	
GIS Ref	
Insp Date	06/09/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	450,700	5100	8,000.	594,000	1,049,800	1,049,800	Year End Roll	12/18/2019
2019	101	FV	342,200	5100	8,000.	627,000	974,300	974,300	Year End Roll	1/3/2019
2018	101	FV	342,200	5100	8,000.	462,000	809,300	809,300	Year End Roll	12/20/2017
2017	101	FV	327,600	5100	8,000.	442,200	774,900	774,900	Year End Roll	1/3/2017
2016	101	FV	286,600	5100	8,000.	409,200	700,900	700,900	Year End	1/4/2016
2015	101	FV	270,200	5100	8,000.	343,200	618,500	618,500	Year End Roll	12/11/2014
2014	101	FV	270,200	5100	8,000.	335,300	610,600	610,600	Year End Roll	12/16/2013
2013	101	FV	270,200	5100	8,000.	319,400	594,700	594,700		12/13/2012

!10265!

PRINT

Date	Time
12/11/20	00:35:36

LAST REV

Date	Time
06/19/18	08:33:09
danam	
10265	

USER DEFINED

Prior Id # 1:	84553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINSKEY CHARLES	65599-596		6/24/2015	Estate/Div	891,000	No	No	4	
LINSKEY CHARLES	61335-15		3/5/2013	Convenience	1	No	No		
	10021-546		4/24/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2018	573	Add Bath	14,500	C				
1/22/2018	66	Redo Bas	21,150	C				
9/19/2016	1146	Redo Kit	138,000	O				convt prch to lvng
10/7/2015	1510	Redo Bat	35,000					
9/9/2015	1287	Porch	6,000		9/9/2015			Repair railings, p

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2016	Meas/Inspect	PT	Paul T
6/2/2016	Permit Visit	PT	Paul T
6/2/2016	Left Notice	PT	Paul T
4/21/2016	SQ Returned	EMK	Ellen K
11/19/2008	Meas/Inspect	163	PATRIOT
11/1/1999	Meas/Inspect	243	PATRIOT
9/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	90.	0.83	10									594,000						594,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	594,000	Spl Credit		Total:	594,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24184942
Const Adj.:	1.01989794
Adj $ / SQ:	164.653
Other Features:	92100
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553898
Depreciation:	103025
Depreciated Total:	450873

COMMENTS

SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

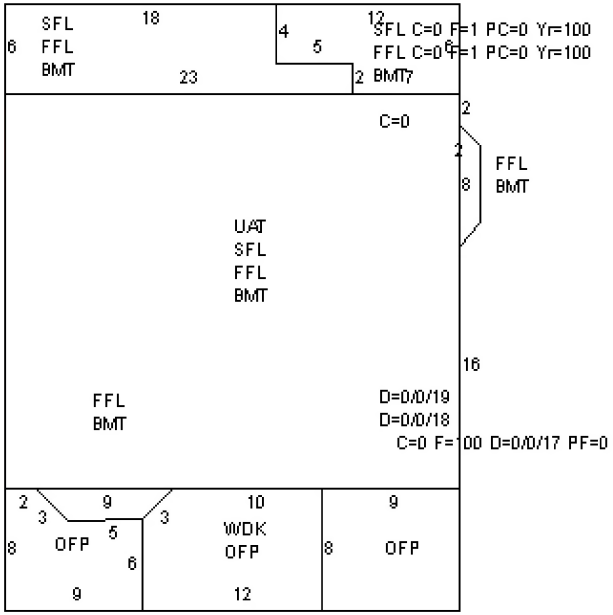
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	983	49.400	48,556
FFL	First Floor	921	164.650	151,645
SFL	Second Floor	853	164.650	140,465
OFP	Open Porch	226	24.270	5,486
UAT	Upper Attic	195	92.210	17,980
WDK	Deck	94	16.320	1,534

Net Sketched Area:	3,272	Total:	
Size Ad	1774.1	Gross Are	4770
FinArea	1969		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	F	

COMPARABLE SALES

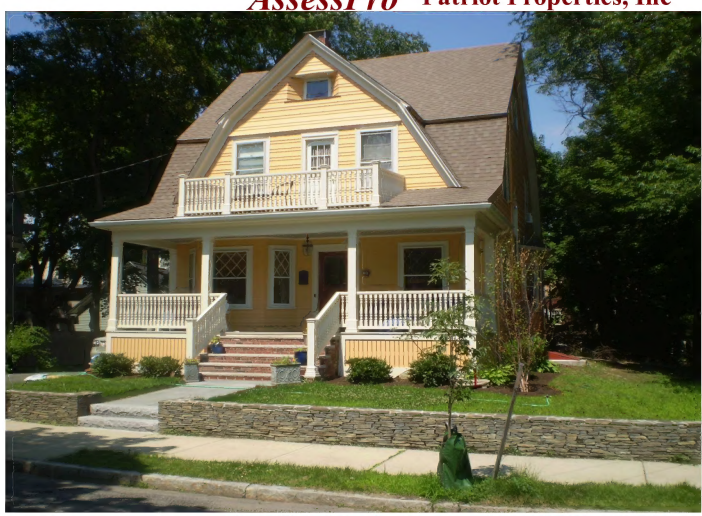
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	199.23
Special Features:	0	Val/Su Net:	137.81
Final Total:	450900	Val/Su SzAd	254.16

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100